

BUILDING PLAN REQUIREMENTS

Community Development Department
(801) 226-0210

Please take the time to review your plans for the following information. Failure to insure that all the items are included in your plans may result in an unnecessary delay before you can start on your building, as well as additional costs. The designer of your project is responsible to provide the information listed and should be familiar with current construction and safety codes.

DOCUMENTS NEEDED:

- ☐ **Construction Plans** - Two full sets of construction plans drawn to scale (1/4" per foot).
- ☐ **Site Plan** – There should be a copy in each set of the Construction Plans, drawn to scale. A third paper copy must be included (minimum 8 1/2" x 11" and no bigger than 11 1/2" x 17"), also drawn to scale.
- ☐ **Structural Calculations** – Two sets.
- ☐ **Compliance Certificate (REScheck or COMcheck)** – Two sets.
- ☐ **Soils Geo Tech Report** (for high water table issues and soils) – This report must include a site visit after hole is excavated.

THE FOLLOWING INFORMATION NEEDS TO BE INCLUDED:

Plot (Site) Plan:

- ☐ Show all distances from property lines, road centerline, and to nearest part of proposed structure and other structures on the property.
- ☐ Front setback (from property line).
- ☐ Rear setback.
- ☐ Side setbacks (show covered porches, exterior stairways, eaves over 18", and cantilevers).
- ☐ All easements are to be shown on the plot plan.
- ☐ If there is a fence, show fence location, height, and type.
- ☐ Show any accessory building locations, including setbacks.
- ☐ Location and name of streets and "north arrow."
- ☐ Contour lines at five-foot (5) intervals.
- ☐ Show locations of all utilities, which include gas, power, and phone connections.

Floor Plans:

- ☐ Provide layout of all levels, floors, and areas within structure.
- ☐ Label all rooms and areas with intended use.
- ☐ Indicate if rooms or areas will be finished or unfinished.
- ☐ Show locations of all doors and windows to include size, type, & location of safety glass.

- ☐ Show all decks, patios, and covered porches.
- ☐ Show location and size of attic access.
- ☐ Show location and size of crawl space access.
- ☐ Show location of all cabinetry in kitchen, bath, laundry, and similar areas.
- ☐ Show all walls, stairs, rails, and elevation changes.
- ☐ Include general construction notes pertaining to structure (i.e., egress windows and wells, floor coverings and type, firewalls, etc.)
- ☐ For additions & remodels, also provide existing floor plan.

Elevations:

- ☐ Show front, rear, and side views.
- ☐ Indicate exterior finish materials (brick, stone, and/or siding type).
- ☐ Indicate type of roof coverings.
- ☐ Indicate type of soffit and fascia material.
- ☐ Show final grade location and include location and type of retaining walls.
- ☐ Show location of address identification.

Structural Plans:

- ☐ Provide two copies of Engineers calculations with wet stamp & signature, from an engineer licensed in the state of Utah.
- ☐ Engineering is required for all structures that do not meet the conventional light frame provisions of the building code.
- ☐ Provide footing & foundation plan showing size, depth, thickness, size & spacing of reinforcement, size & spacing of anchor bolts, etc.
- ☐ Provide floor framing plan to include all materials that will be used (beams, joists, spacing, etc.)
- ☐ Provide wall detail to include all materials that will be used (stud size & spacing, etc.)
- ☐ Provide roof framing plan showing all materials that will be used (beams, rafters, trusses, size and spacing, etc.)
- ☐ Provide shear wall and nailing schedule, including location of hold-downs, straps, & moment frames.
- ☐ Show connection details on all load-bearing members (timbers, logs, glue-lams, steel I beams, columns, and etc.)
- ☐ Provide all structurally related details pertaining to structure and design.

Details:

- ☐ Provide stair detail to include rise, run, width, landings, fire rating, and headroom.
- ☐ Provide handrails & guardrail details to include type of railing, distance from wall, height above stair or floor, and spacing of balusters.
- ☐ Provide wall section to include labeling of all materials that will be used.

Electrical:

- ☐ Show location of meter and indicate size in amperes.

- ☐ Show location of all breaker panels, sub-panels, and shut-offs.
- ☐ Show all lights, switches, receptacles, and electrical devices.
- ☐ Indicate location of all GFCI protected receptacles and circuits (interior and exterior).
- ☐ Indicate location of all Arc-fault protected circuits (bedrooms).
- ☐ Show location of all smoke detectors, carbon monoxide detectors, and fire alarms.
- ☐ Show location of concrete encased electrode.

Plumbing:

- ☐ Show location of back water valve for all fixtures below street grade.
- ☐ Show location of all plumbing fixtures, sinks, toilets, tubs, hose bibs, and future fixtures.
- ☐ Show location of all floor drains, sumps, ejectors, grease traps, and storm drainage.
- ☐ Show location of all appliances (washers, dishwashers, water heaters, saunas, water softeners, etc.)
- ☐ Show location of water heaters and boilers. Indicate size in gallons, BTU input ratings, expansion tanks, & seismic tie-downs.
- ☐ Indicate size and type of flue and combustion air ducts.

Mechanical:

- ☐ Show location of furnace and indicate type and BTU input rating.
- ☐ Show location of dryer and associated venting. Indicate length of duct and # of bends.
- ☐ Show location of all gas appliances. Indicate type, BTU input ratings, and venting.
- ☐ Indicate size and type of flue and combustion air ducts.
- ☐ Show location of cooling equipment. Indicate type and size (central-air unit, swamp, etc.)
- ☐ Show location of heat ducts & return air ducts. Indicate size and type of terminations and diffusers.
- ☐ Provide interior gas piping plan. Indicate type of fuel, line pressure, length of pipe, regulator location and type, and BTU ratings of each appliance served.

Utility Connections:

- ☐ All existing and proposed culinary water, secondary water, sanitary sewer, storm drainage, power, gas, and telephone lines and facilities, streets and roads with design plans for any new water, sewer and storm drainage lines and facilities, as applicable, streets and roads, meeting the design and construction requirements of the Town, or other agencies, as applicable, and prepared by a Licensed engineer, at a scale acceptable to the Planner. Access to all utilities and points of utilities connections shall be shown.

Drainage and Grading Plan:

- ☐ A Grading and Drainage Plan shall be provided indicated by solid-line contours, using two (2) foot intervals, imposed on dashed line contours, also using two (2) foot intervals, of the existing topography for the entire Subject Property. For Properties that have predominately-level topography one (1) foot contour intervals may be required by the Town Engineer.